



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 28, 2006

Department: Zoning, Building, and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Special Use Permit for Specific Use for Beauty Shop (CSU-60003)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 4, 2006 public hearing, the County Planning Commission voted (6-0; Becerra excused) to recommend approval of the request for a Special Use Permit for a Specific Use for Beauty Shop on the easterly portion of Tract 191A1B1B, MRGCD Map #23, located at 9807 4th Street NW, zoned R-1, containing approximately .25 acres. The decision was based on the following seven (7) Findings and subject to the following fifteen (15) Conditions.

Findings:

1. This is a request for the approval of a Special Use Permit for a Specific Use for Beauty Shop on the easterly portion of Tract 191A1B1B, MRGCD Map #23, located at 9807 4th Street NW, zoned R-1, containing approximately .25 acres.
2. The property is located in the Rural Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. The request is in the "Second to Fourth St. Rural Village Center" designated in the Albuquerque/Bernalillo County Comprehensive Plan and the Alameda Design Overlay Zone.
4. This request is consistent with Resolution 116-86 in that changed community conditions, including commercial development next to the site, justify the land use change.
5. This request has substantial neighborhood support.
6. The request for the Special Use Permit is unique in that the applicants' property is long and narrow so that there is sufficient room to accommodate the single family residence and the proposed business.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The number of employees shall be limited to three, including the business owner.
2. Hours of operation shall be limited to 10 a.m. to 7 p.m. Monday to Saturday.
3. Lighting shall be site specific. Shielded or cutoff lighting fixtures shall be provided so that no fugitive light crosses into adjacent lots.
4. The applicant shall obtain a building permit/business license for the proposed Beauty Salon from the Zoning, Building, Planning and Environmental Health Department.
5. The applicant shall obtain a pre-treatment permit for discharge of salon wastes into sinks and drains from the City of Albuquerque Water Utility.
6. Signage shall not exceed a total of 16 square feet. The sign shall not be illuminated outside of business hours. A sign permit shall be obtained from the Zoning, Building, Planning and Environmental Health Department.
7. There shall be a six-foot high solid wall along the property lines abutting residential uses.
8. There shall be a 10 foot landscape setback along Fourth St. and a 6 foot wide landscaped buffer between the existing business and the adjacent residential properties to the south and west.
9. A grading and drainage plan shall be submitted for review and approval to Bernalillo County Public Works. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
10. The applicant shall connect the business to Albuquerque/Bernalillo County water and sewer service.
11. Conditions 4-10 shall be met within one year of the final Board of County Commissioners' approval.
12. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
13. The Special Use Permit shall be issued for ten (10) years.
14. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners' approval.
15. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 6, 2006)
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval